

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR CONDITIONAL USE PERMIT

Case No. 90-14- CUP Date Submitted 5/19/90

Filing Fee \$ 100.00

Applicant Jack James

Address 509 Wildwood Rockwall, Tx. Phone No. 771-8667

Owner XXX Tenant<sup>1</sup> \_\_\_\_\_ Prospective Purchaser \_\_\_\_\_<sup>1</sup>

Legal description of property for which Conditional Use Permit is requested (if additional space is needed, the description may be typed legibly on a separate sheet and attached hereto:)<sup>2</sup>

Lot No. 5 Block No. P , of Northshore Phase 1  
Filed plat thereof recorded in Volume 3 at page 44 of the plat.

I hereby request that a Conditional Use Permit be issued for the above described property for:

I am planning to build a 22'X18' storage building in my back yard. I will have it on a slab foundation and I am requesting that the exterior brick requirement be waived.

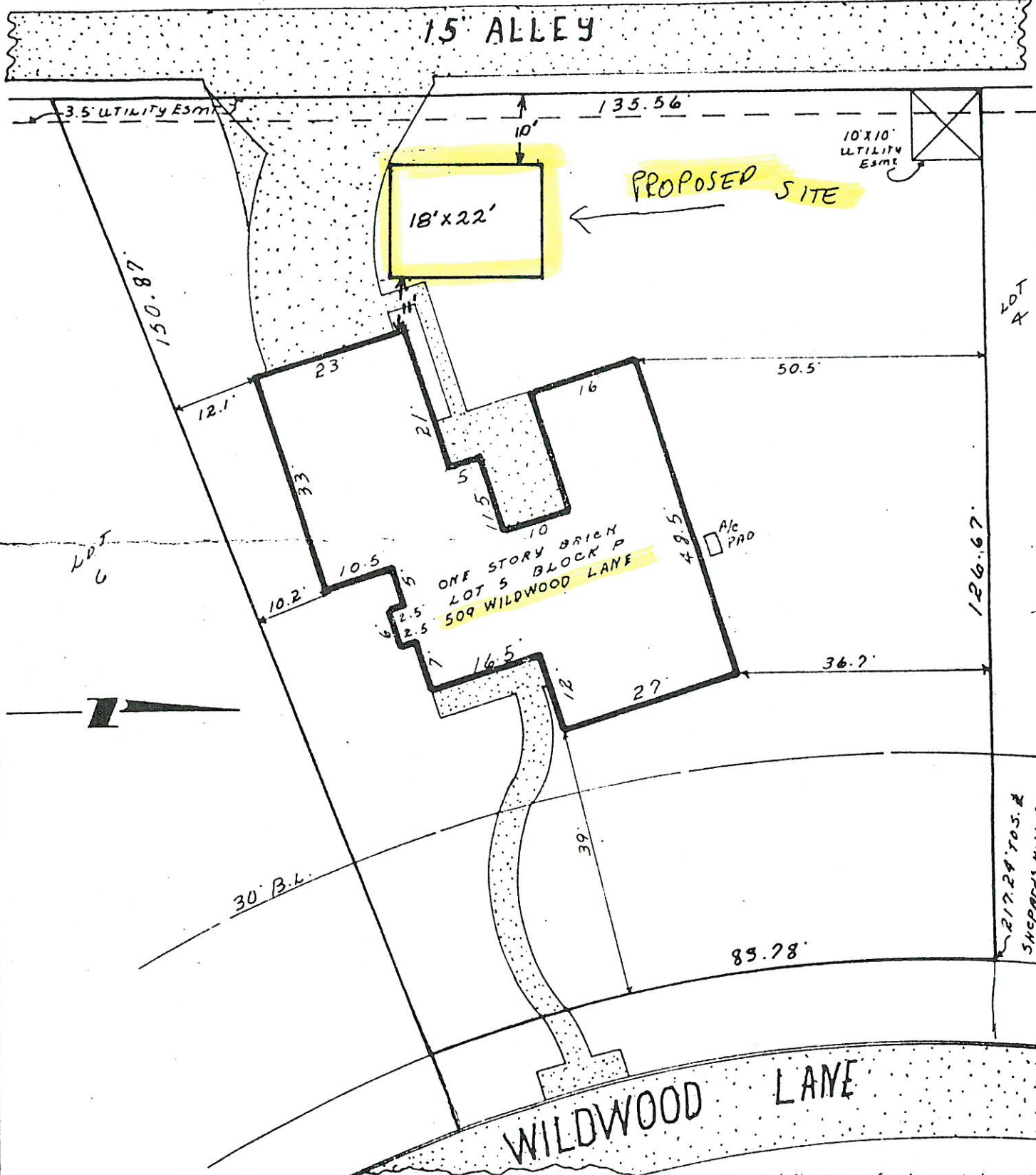
line The current zoning on this property is SF 10.  
There <sup>space</sup> are/are not <sup>space</sup> deed restrictions pertaining to the intended use of this property.

I have attached hereto as Exhibit A a plat showing the property which is the subject of this requested Conditional Use Permit and have read the following note concerning the importance of my submitting to the City a sufficient legal description.

Jack James

<sup>1</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the request must also be submitted.

of Northshore Phase 1, an addition to the City of Rockwall Texas, according to the filed plat thereof recorded in Volume at Page 44 of the Plat Map Deed Records of Rockwall County, Texas



The plat hereon is a true and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; size, location, type of buildings and improvements are as shown, and being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS

SCALE: 1" = 20'  
DATE: 5-25-78



Bob O. Brown Land Surveyor  
402 S. Goliad, Rockwall, Texas 75087  
Rockwall 722-3036 Dallas 226-7522

ITEMIZED COST APPLICATION

DATE 5/19/90

GENERAL CONTRACTOR NAME JACK JAMES

ADDRESS 509 Wildwood PHONE NO. 771-8667

JOB ADDRESS 509 Wildwood

OWNER NAME Jack James

ADDRESS 509 Wildwood

PHONE NUMBER 771-8667

GENERAL FUND  
ACCT. NO.

WATER FUND  
ACCT. NO.

00-3601	CERT. OF OCCUPANCY: _____	WATER SERVICES	
00-3601	BUILDING PERMIT: _____	00-3311	MATERIAL, LABOR & EQUIP. FEE: _____
00-3602	FENCE PERMIT: _____	00-3311	10% FEE: _____
00-3604	ELECTRICAL PERMIT: _____	00-2201	METER DEPOSIT: _____
00-3607	PLUMBING PERMIT: _____	00-3819	MISCELLANEOUS: _____
00-3610	MECHANICAL PERMIT: _____	33-3835	WATER AVAILABILITY: _____
00-3828	SIGN PERMIT: _____	SEWER SERVICES	
00-3631	HEALTH PERMIT: _____	00-3314	MATERIAL, LABOR & EQUIP. FEE: _____
00-3613	ELEC. LIC.: CONTRACTOR, MASTERS JOURNEYMAN & TEST FEE: _____	34-3836	SEWER AVAILABILITY: _____
00-3613	OTHER LIC.: _____	TOTAL WATER & SEWER _____	
00-3819	MISCELLANEOUS: <u>Cup Request 51.00</u>		
TOTAL GENERAL: _____			

TOTAL AMOUNT DUE: 51.00



SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

This is to certify that I have this day, made a careful and accurate survey on the ground of property located at No. 509 Wildwood Lane in the City of Rockwall, being described

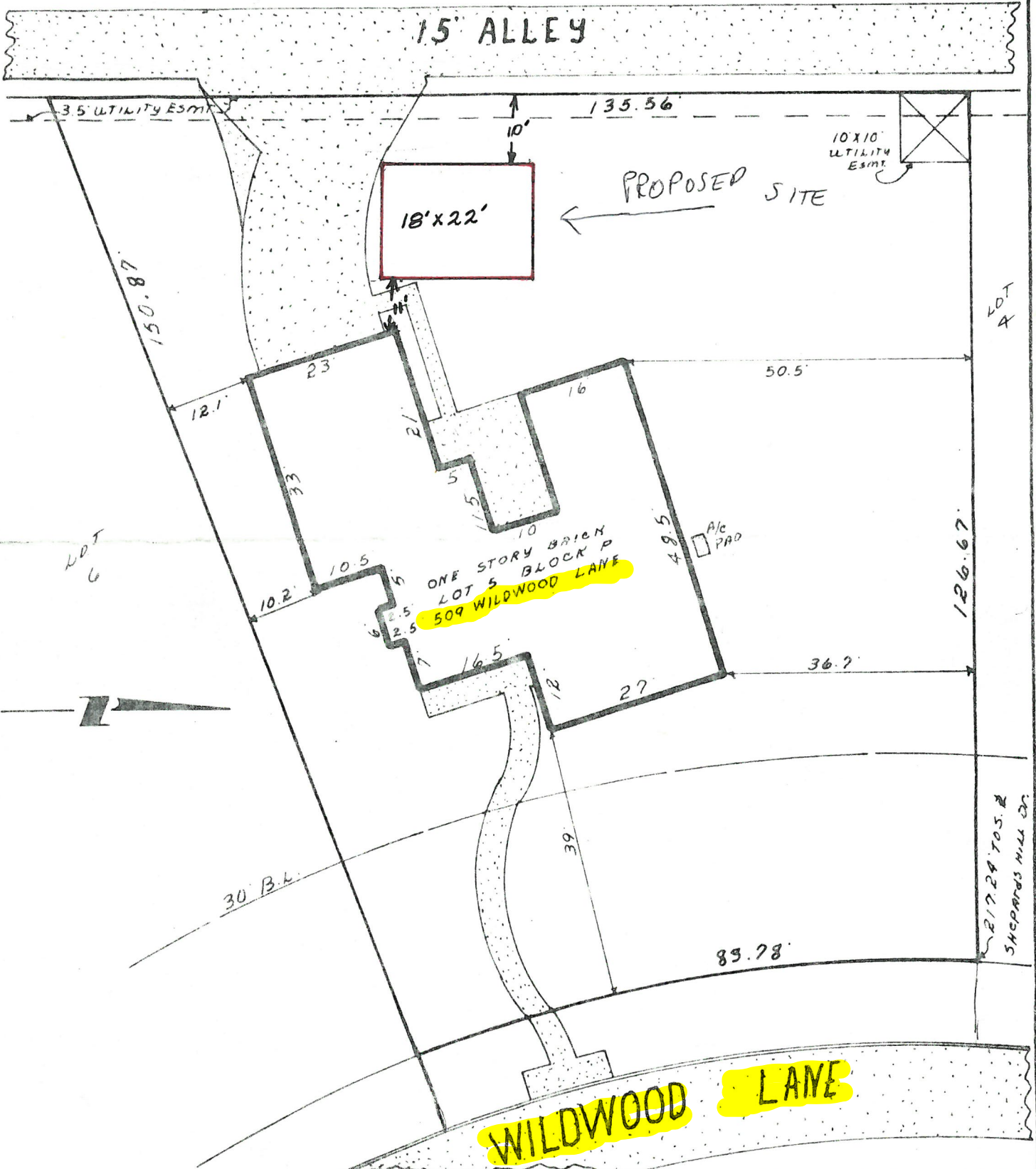
as follows:

Lot No. 5 Block No. 1 City Block No. \_\_\_\_\_

of Northshore Phase 1, an addition to the City of Rockwall

Texas, according to the filed plat thereof recorded in Volume \_\_\_\_\_ at Page 44 of the Flat

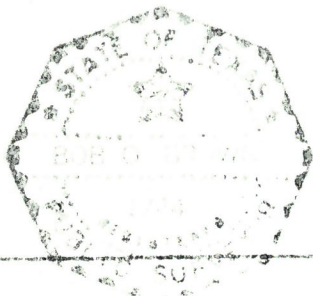
Map Deed Records of Rockwall County, Texas



The plat hereon is a true and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, size, location, type of buildings and improvements are as shown, and being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS

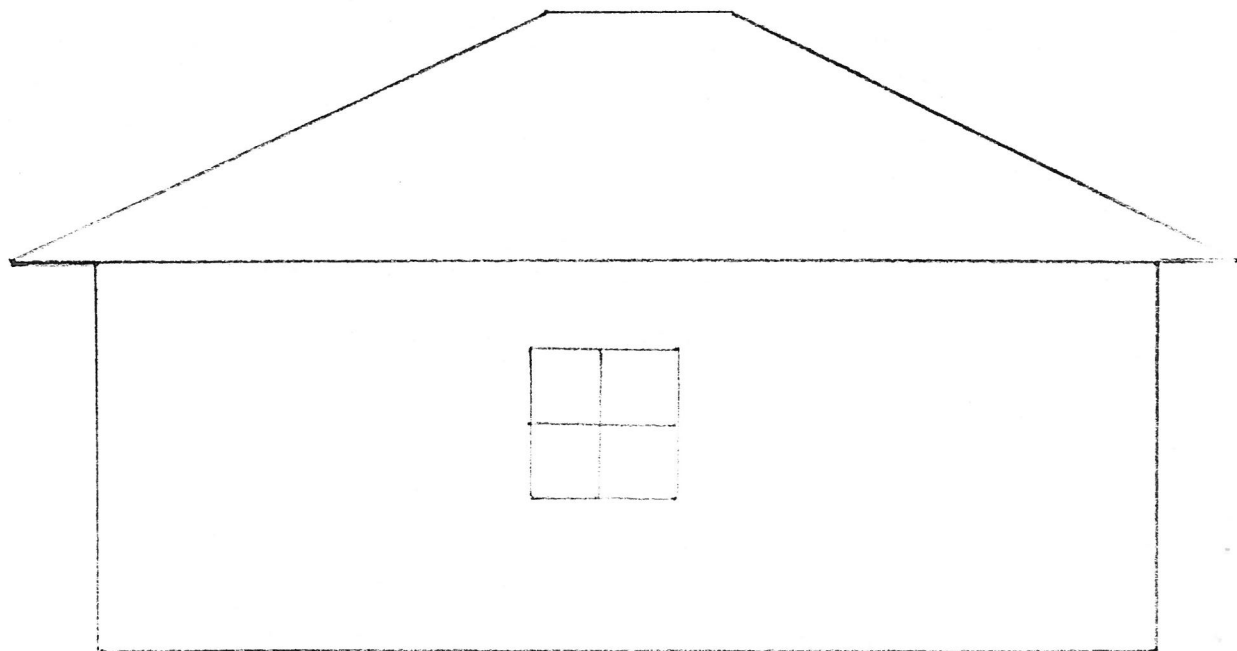
SCALE: 1" = 20'  
 DATE: 5-25-78  
 RE-SURVEY: \_\_\_\_\_



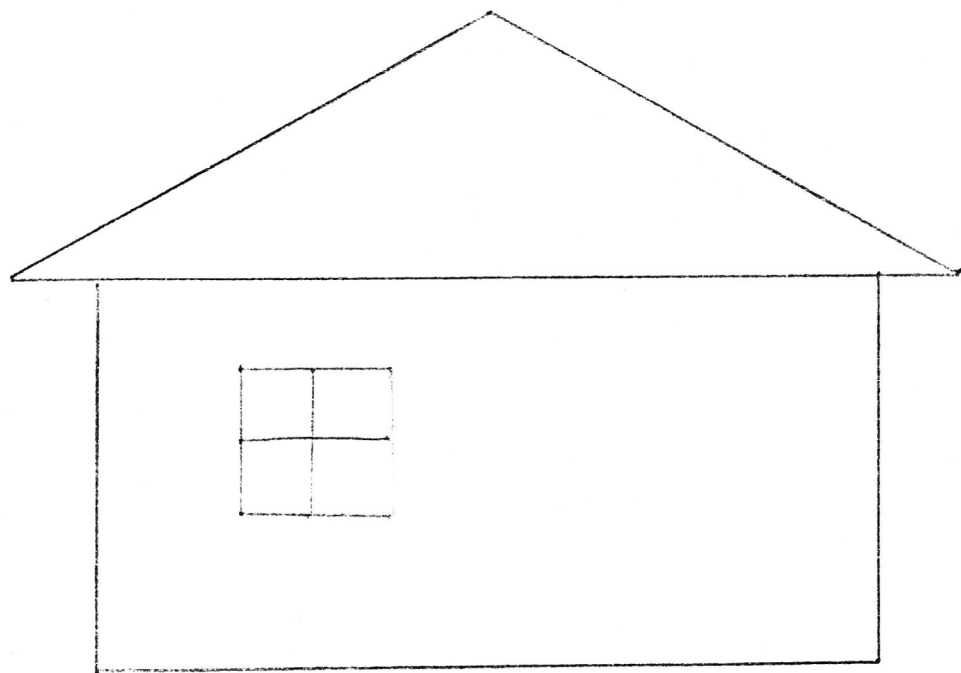
Bob O. Brown Land Surveyor  
 402 S. Collier, Rockwall, Texas 75087  
 Rockwall 722-3036 Dallas 226-7522

*Bob O. Brown*  
 Registered Public Surveyor

DRAWN	CHECKED
M.B.	



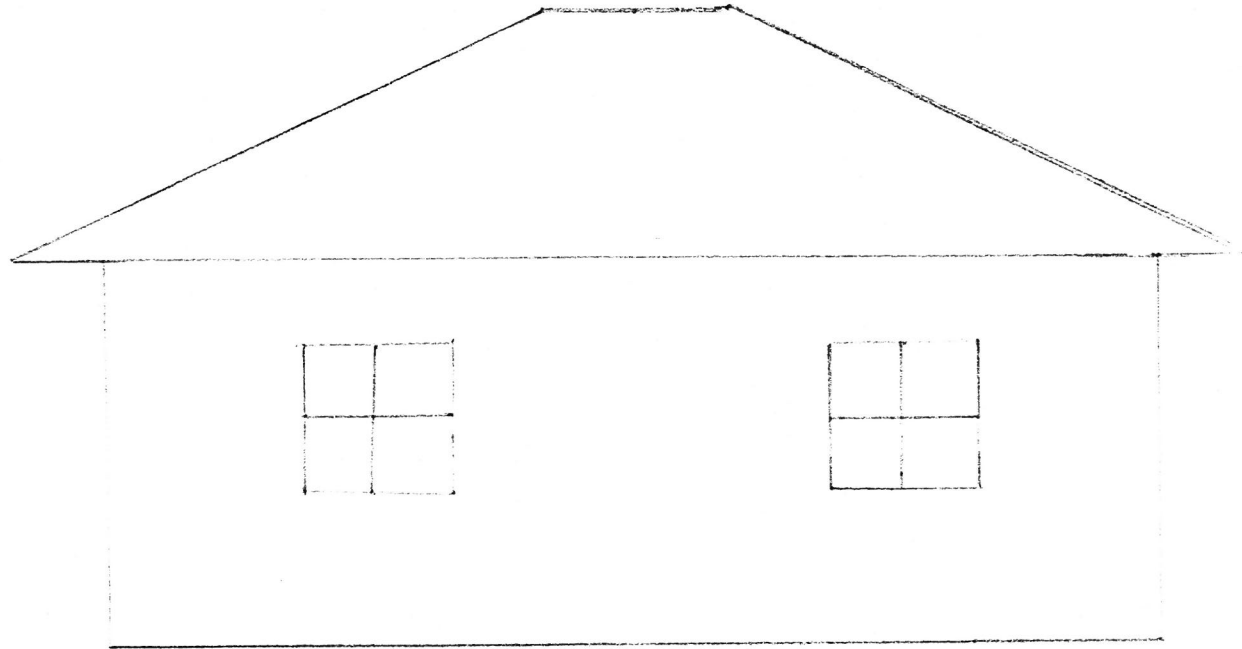
West View



North View

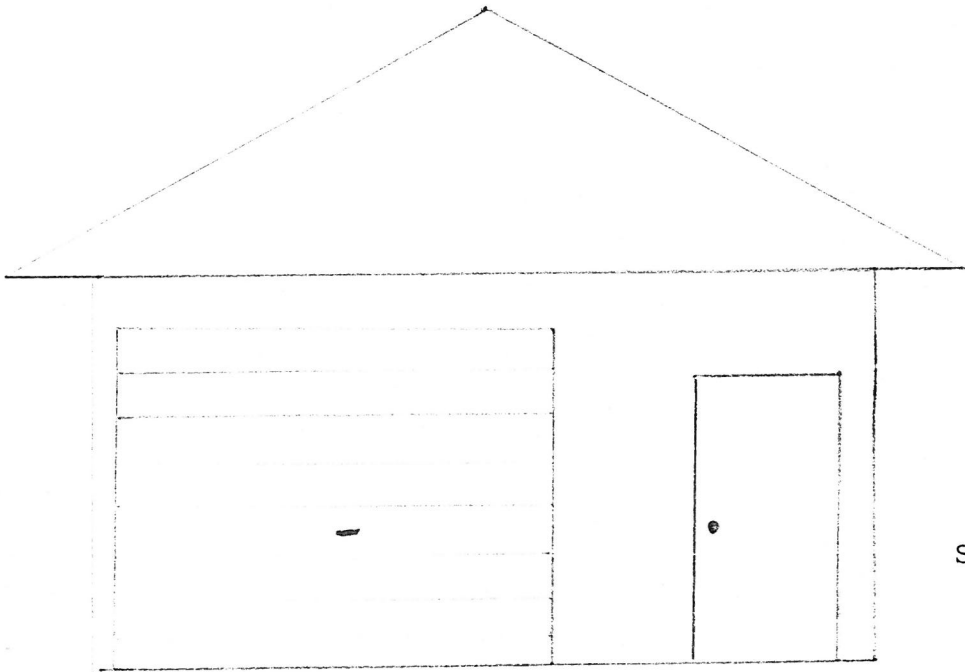
Jack James  
509 Wildwood

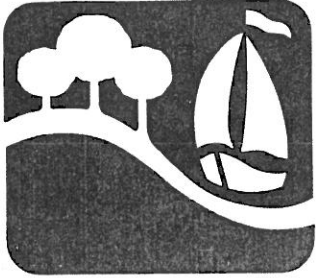
East View



Jack James  
509 Wildwood

South View





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

May 31, 1990

Mr. Jack James  
509 Wildwood  
Rockwall, TX 75087

Dear Mr. James:

Your application for a Conditional Use Permit for an accessory building in excess of 225 square feet has been received. The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall and the Rockwall City Council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. to consider approval of your request.

If the Council approves your request, they will also adopt on first reading an ordinance issuing the Conditional Use Permit. An ordinance of this nature requires approval at two separate meetings of the Council. The second reading will be scheduled for July 2nd at 7:00 P.M. Upon approval of the ordinance on second reading, a building permit may be issued for the proposed building.

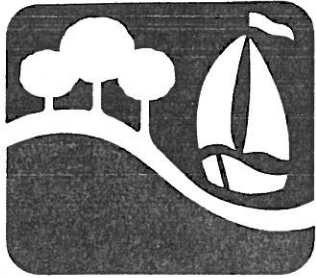
Please make sure that your interests are represented at both of these meetings. Failure to appear could delay the approval process. Feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant





**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

June 19, 1990

Mr. Jack James  
509 Wildwood  
Rockwall, TX 75087

Dear Mr. James:

On June 18, 1990, the Rockwall City Council held a public hearing and approved an ordinance authorizing a Conditional Use Permit for an accessory building not meeting materials requirements and exceeding 225 square feet to be located at 509 Wildwood. The Conditional Use Permit was approved subject to the following conditions:

1. The permit is limited to one accessory building
2. The accessory building shall comply with the general location, materials, and dimensions as submitted and approved
3. Any major improvement, expansion or change in the approved site plan shall be submitted for approval to the Planning and Zoning Commission and City Council.

An ordinance of this nature must be approved at two separate meetings of the Council. The second reading is scheduled for July 2, 1990, at 7:00 P.M. in City Hall. You may apply for a building permit upon approval of the ordinance on second reading. Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** June 18, 1990

**Agenda No:** V. C.

**Agenda Item:** P&Z 90-14-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Not Meeting Materials Requirements and exceeding 225 Square Feet in an "SF-7" zoning district at 509 Wildwood Lane (1st Reading)

**Item Generated By:** Applicant, Jack James

**Action Needed:** Hold Public Hearing and consider approval of the ordinance granting the request with any conditions included in the motion.

**Background Information:**

We have received a request for an accessory building to be located in the rear yard of a residential lot located at 509 Wildwood Lane in the Northshore Addition. The applicant must apply for a CUP because the structure exceeds the maximum limits for an accessory structure as a permitted use. The building will be 397 square feet and will not meet the materials requirements. The structure will have wood siding like that found on the main structure, but will have a composition roof rather than a wood roof as found on the main structure. He does intend to reroof his main house with composition materials within the next 1-2 years. The structure will have a hip roof like the main structure and will only be 13 feet tall.

The building will initially be used for storage of lawn mowers, other yard equipment and materials. The applicant does want to install an overhead door so that he could store his boat in the future. The requirements are that an accessory building must contain only materials as found on the main structure and must be smaller than 225 square feet or a CUP is required. The requirements also state that a detached garage must have that same materials as found on the main structure and generally in the same proportion.

This use does not meet the minimum requirements for either an accessory structure or a detached garage. Because he does wish to install an overhead door the building may in the future be used to store vehicles. Given these conditions the applicant needs a CUP that would authorize an accessory structure that exceeds 225 square feet and that does not meet the materials requirements.

If the Council wishes to approve the request the following conditions are recommended:

1. That the building shall comply with the dimensions and materials and general location as proposed in the application.
2. That significant changes in any of the above conditions must be approved by the Planning and Zoning Commission.

A location map and a site plan and elevations are attached.

This case will be heard by the Commission at their meeting on Thursday and we will forward their recommendation to you on Friday.

**Attachments:**

1. Location Map
2. Site Plan
3. Elevations

**Agenda Item:** Conditional Use Permit SF-10

**Item No:** V. C.

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** June 18, 1990

**Agenda No:** V. C.

**Agenda Item:** P&Z 90-14-CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for an Accessory Building Not Meeting Materials Requirements and exceeding 225 Square Feet in an "SF-7" zoning district at 509 Wildwood Lane (1st Reading)

**Item Generated By:** Applicant, Jack James

**Action Needed:** Hold Public Hearing and consider approval of the ordinance granting the request with any conditions included in the motion.

**Background Information:**

The Commission held the public hearing on this item and has recommended that the CUP be approved with the condition that the building shall comply with the dimensions, materials and general location as proposed in the application.

Other than the applicant there was no one present to comment on the application. A total of 15 notices were sent out and no comments were received.

**Attachments:**

1. Ordinance

**Agenda Item:** Conditional Use Permit SF-10

**Item No:** V. C.



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

**PUBLIC NOTICE**

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, June 14, 1990, at 7:30 P.M. in City Hall, 205 West Rusk, and the Rockwall City council will hold a public hearing on Monday, June 18, 1990, at 7:00 P.M. in City Hall, 205 West Rusk to consider approval of a request from Jack James for a Conditional Use Permit for an accessory building not meeting the minimum materials requirements and exceeding 225 square feet for a pro-posed storage building containing 396 to be located in the rear yard at 509 Wildwood Lane further described as being lot 5, Block P, Northshore Phase I.

As an interested property owner, you are invited to attend these hearings or make your feelings known in writing by returning the form below.

-----  
Return this form to City Secretary, Rockwall City Hall, 205 W. Rusk, Rockwall, TX 75087

I am in favor of the request for the reasons listed below. \_\_\_\_\_

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_  
Address \_\_\_\_\_

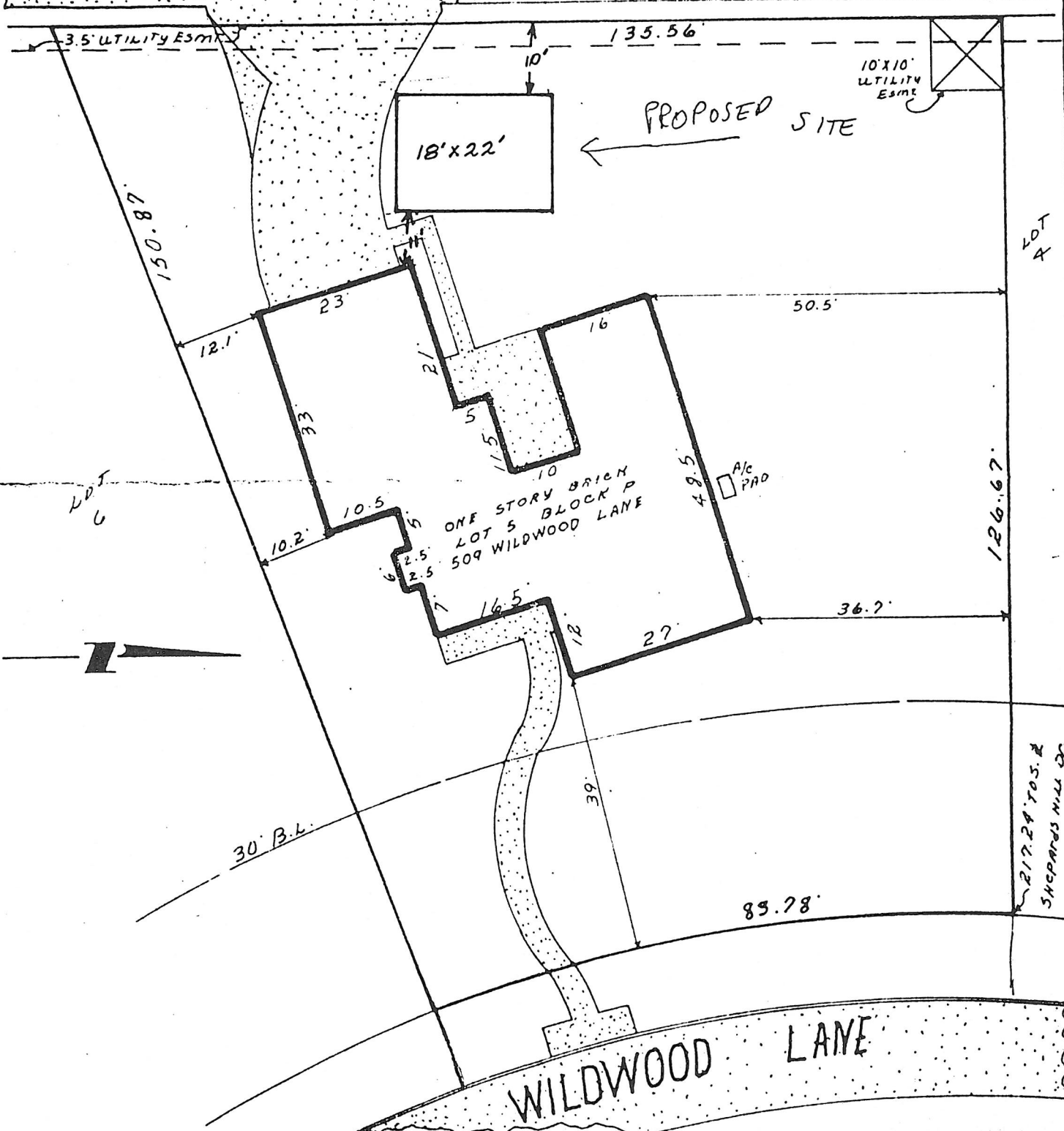
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1. a request from Jack James for a Conditional Use Permit for an accessory building in excess of 225 square feet to be located at 509 Wildwood Lane further described as being Lot 5, Block P, Northshore Phase I.
  2. a request from Earl Flynt for a change in zoning from "A" Agricultural to "LI" Light Industrial on a tract of land located on SH-205 and Mims Road further described as being that portion of Lot 1, Block A, SH-205 Business Park located in the City of Rockwall.
  3. a request from Rockwall Independent School District for a Conditional Use Permit for a school located in a residential zoning category and accessory buildings in excess of 225 square feet not meeting materials requirements for the existing school, Dobbs Elementary, further described as Lot 1, Block A, Rockwall School Addition #1.
-

of Northshore Phase 1, an addition to the City of Rockwall  
Texas, according to the filed plat thereof recorded in Volume        at Page 44 of the Flat  
Map Deed Records of Rockwall County, Texas

15' ALLEY



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THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS

SCALE: 1" = 20'  
DATE: 5-25-78



Bob O. Brown Land Surveyor  
402 S. Colled, Rockwall, Texas 75087  
Rockwall 722-3036 Dallas 226-7522

envelopes

509 Wildwood  
P5 Northshore #1

P1 Robert C Sutton  
12146 Midlake  
Dallas 75215

Alvin Rahmel 513  
40 Ray Le Lorne  
P.O. Box 695

P2 Gene Sneed  
303 Shepherds Hill

William & Lillian Gordon  
Coana Tieret 514  
506 Wildwood Ln

P3 Steven R Halcomb  
301 Shepherds Hill

Bruce & Pamela Ashley  
508 Wildwood Ln 515

P4 Joe Michael Decker  
511 Wildwood

Stanley E Hansard 516  
602 Wildwood Ln

P5 Jack James  
509 Wildwood

Nathan Crawford  
604 Wildwood Ln 517

P6 Samuel T. Duran  
507 Wildwood

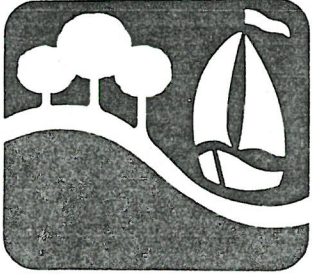
Marce L. Williams  
411 Valley Drive

P7 Roy Daugherty  
505 Wildwood

P8 Donald E Dazenko  
503 Wildwood

P13 Larry C. Peel  
314 Wildwood

510 Carl Woodard  
502 Wildwood Terrace



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

PUBLIC NOTICE

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As an interested property owner, you are invited to attend these hearings or make your feelings known in writing by returning the form below.

-----  
Return this form to City Secretary, Rockwall City Hall, 205 W. Rusk, Rockwall, TX 75087

I am in favor of the request for the reasons listed below.   ✓  

I am opposed to the request for the reasons listed below.           

- 1.
- 2.
- 3.

Signature  
Address

*Horace Williams*  
411 Valley Dr